TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM GROUP 3

Property ID:	R49141

Property Information

property address:	1322 S TEXAS AVE	
legal description:	WINTER, BLOCK 4, LOT 2 (PT OF). PT OF CAVITT ST & PT OF ALLEY
owner name/address:	A&P INVESTMENTS LTD	
	4703 JOYCE BLVD	
	HOUSTON, TX 77084-2437	e s. e. k ši. v
full business name:	La Michoalana	Mext Market
	Comm- Exal	type of business: Q Y OCEX 4
current zoning:		occupancy status: ©CCUP frontage along Texas Avenue (feet): 2/5
lot area (square feet): lot depth (feet):	50814	frontage along Texas Avenue (feet):
lot depth (feet):	270	sq. footage of building: 1/3 96
property conforms to:	min. lot area standards	min. lot depth standards imin. lot width standards
Improvements	***	à
# of buildings:	building height (feet): _	# of stories:
type of buildings (spec		
building/site condition	: _ 5	
buildings conform to r	ninimum building setbacks:	yes no (if no, specify)
approximate construct	ion date: 2003 accessib	le to the public: ves no
	ä	lks along Texas Avenue: □/yes □ no
	yes ono (specify)	ž _{es}
•	1.	(pipe fences, decks, carports, swimming pools, etc.)
Freestanding Signs		
r√yes □ no		□ dilapidated □ abandoned □ in-use
# of signs:	type/material of sign:	when !
overall condition (spec	PATE PATE PATE PATE PATE PATE PATE PATE	
	ated signs suggested? ☐ yes ঢ়/r	20 (manifu)
omoral orang anapid	ated signs suggested: 15 yes 91	to (specify)
Off-street Parking		
	parking spaces striped: 🗹	yes □ no # of available off-street spaces: 45
	□ concrete □ other	
		cient off-street parking for existing land use: □ yes □ no
overall condition:	Sant	on the care paramagner existing land use. If yes I no
	ders: □ yes □ no:	landscaped islands; □ ves □ no

Curb Cuts on Texas Avenue
how many: curb types: standard curbs □ curb ramps curb cut closure(s) suggested? □ yes □ no
if yes, which ones:
meet adjacent separation requirements: yes no meet opposite separation requirements: yes no
Landscaping
yes \Box no (if none is present) is there room for landscaping on the property? \Box yes \Box no
comments:
Outside Storage
yes no (specify)(Type of merchandise/material/equipment stored)
dumpsters present: pyes no are dumpsters enclosed: pyes no
Miscellaneous
is the property adjoined by a residential use or a residential zoning district?
□ yes □ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed?
if not developable to current standards, what could help make this a developable property?
accessible to alley: □ yes □ no
Other Comments:
very active